

Check No.

Department of Planning and Zoning 149 Church Street, City Hall

149 Church Street, City Hall Burlington, VT 05401-8415 Phone: (802) 865-7188 Fax: (802) 865-7195

www.burlingtonvt.gov/pz

Zoning Permit Application

Use this form for ALL zoning permit applications.	See the relevant checklist for specific requirements.
PROJECT LOCATION ADDRESS: 316 Flynn A	venue
PROPERTY OWNER*: G and C Properties , LLC	APPLICANT: 316 Flynn LLC
*If condominium unit, written approval from the Association is also required	
POSTAL ADDRESS: 316 Flynn Avenue	POSTAL ADDRESS: 210 College Street, Suite 201
CITY, ST, ZIP: Burlington, VT 05401	CITY, ST, ZIP: Burlington, VT 05401
DAY PHONE: 802-734-3613	DAY PHONE: 802-658-7400 x15
EMAIL: michael@jrmadesignstudio.com	EMAIL: ehoekstra@redstonevt.com
SIGNATURE: I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.	SIGNATURE:
Description of Proposed Project: The proposed	project consists of demolishing an existing garage.
commercial building and residential building on site associated parking lot. Thirty apartments, two comproposed.	nercial spaces and thirty-four parking spaces are
Existing Use of Property: ☐ Single Family ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Multi Family: # Units
• Does your project involve new construction, a structure that is heated or cooled?	ddition, alteration, renovation, or repair to a Yes No Personation Plan' questionnaire, with a site plan Yes No Personation Ye
Estimated Construction Cost (value)*: \$_2,800,06 (*Estimated cost a typical contractor would charge for all materials and labor, in the cost of the co	00.00 regardless of who physically completes the work)
administratively or referred to a board for review. All permit as administrative permit; 30 days for board permit). A building (and/or e	reviewed for completeness, and, if complete, will be processed provals or denials are subject to an appeal period (15 days for electrical, mechanical, plumbing, curb cut) permit will also be required. Please ask for assistance if you have any questions about filling out office in the lower level of City Hall, 149 Church Street.
Office Use Only: Zone: Eligible for Design Review?	
Type: SN AW FC BA COA 1 COA 2 COA	A 3 CUMA VR HO SP DT MP

Amount Paid _____

Zoning Permit #

316 FLYNN AVENUE - EXISTING CONDITIONS SITE PHOTOS



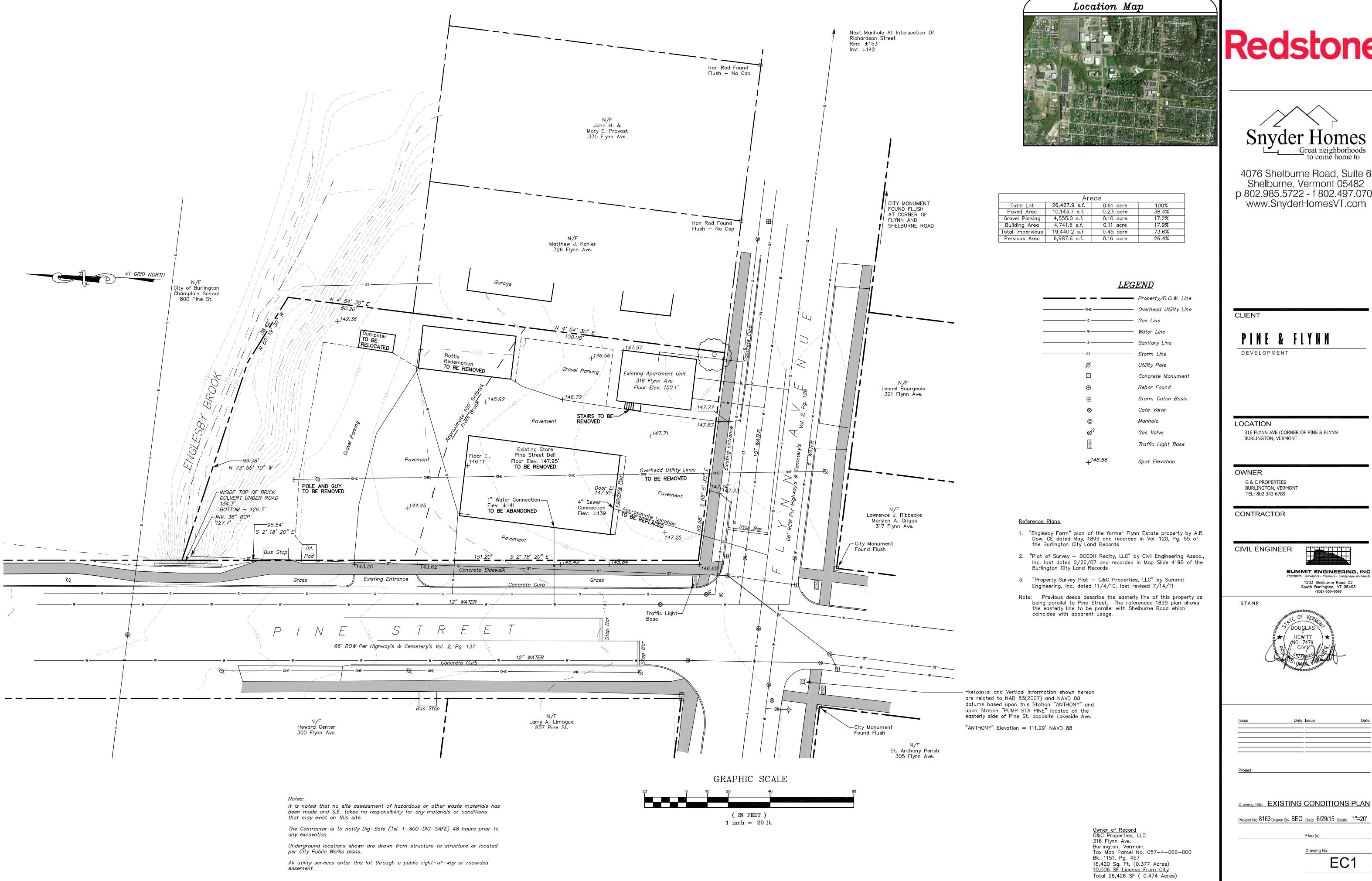
View to Northeast

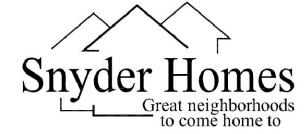


View to Northwest



View to Southeast





4076 Shelburne Road, Suite 6 Shelburne, Vermont 05482 p 802.985.5722 - f 802.497.0701 www.SnyderHomesVT.com

PINE & FLYNN

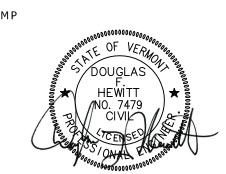
LOCATION 316 FLYNN AVE (CORNER OF PINE & FLYNN

G & C PROPERTIES

TEL: 802 343 6789

CONTRACTOR

SUMMIT ENGINEERING, INC 1233 Shelburne Road C2 South Burlington, VT 05403 (802) 658-5588

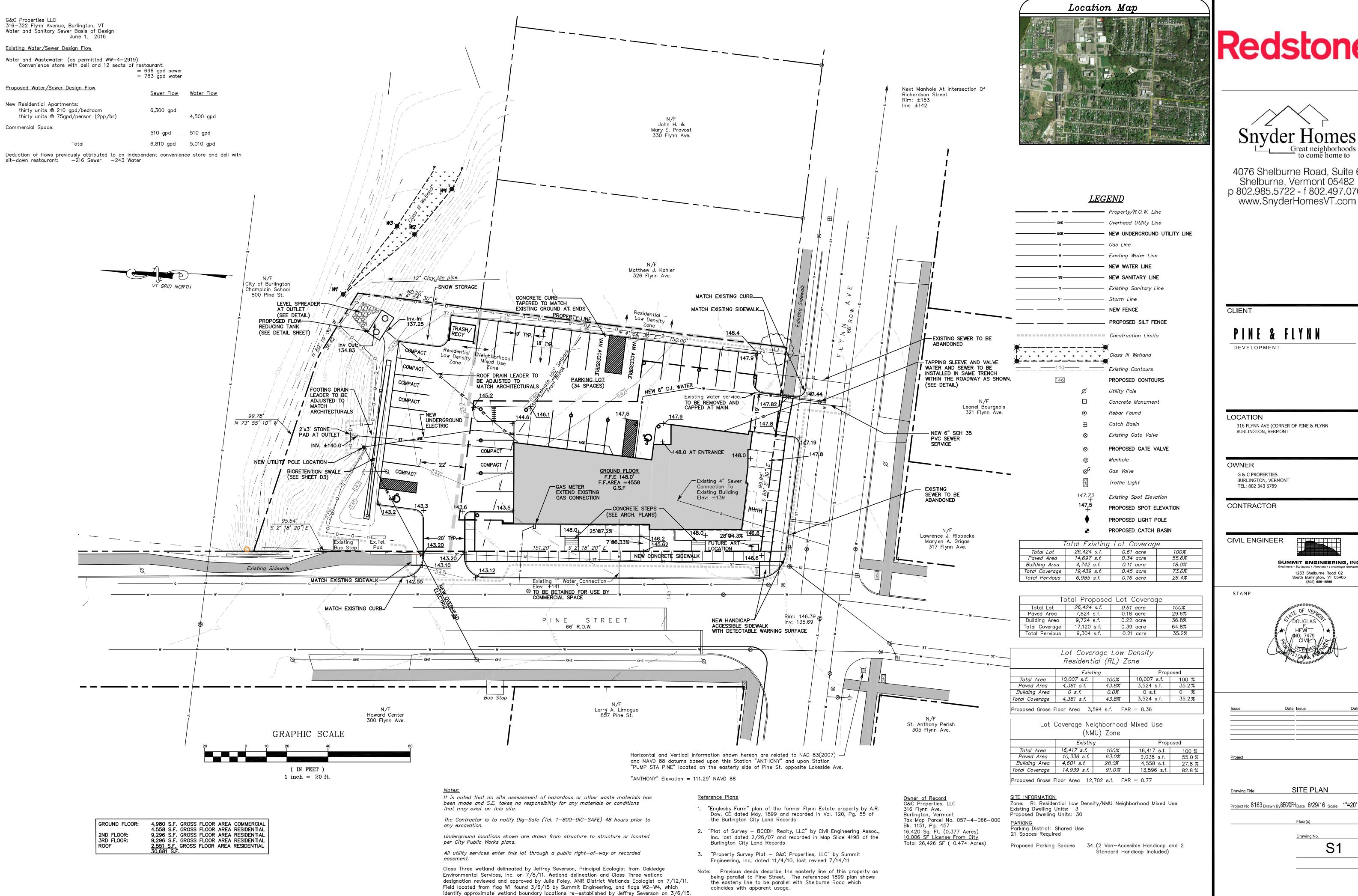


ssue	Date Issue	Date
roject		

Project No. 8163 Drawn By BEG Date 6/29/15 Scale 1"=20"

Drawing No.

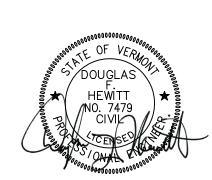
EC1



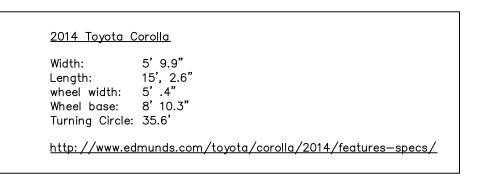


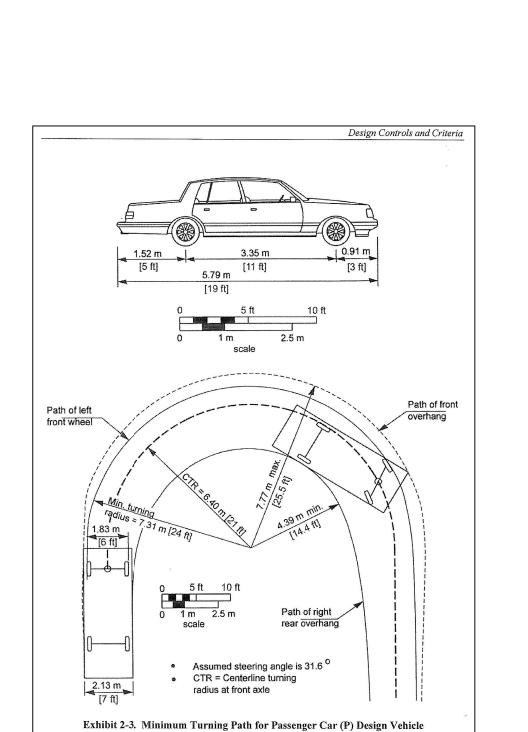
4076 Shelburne Road, Suite 6 Shelburne, Vermont 05482 p 802.985.5722 - f 802.497.0701

SUMMIT ENGINEERING, INC

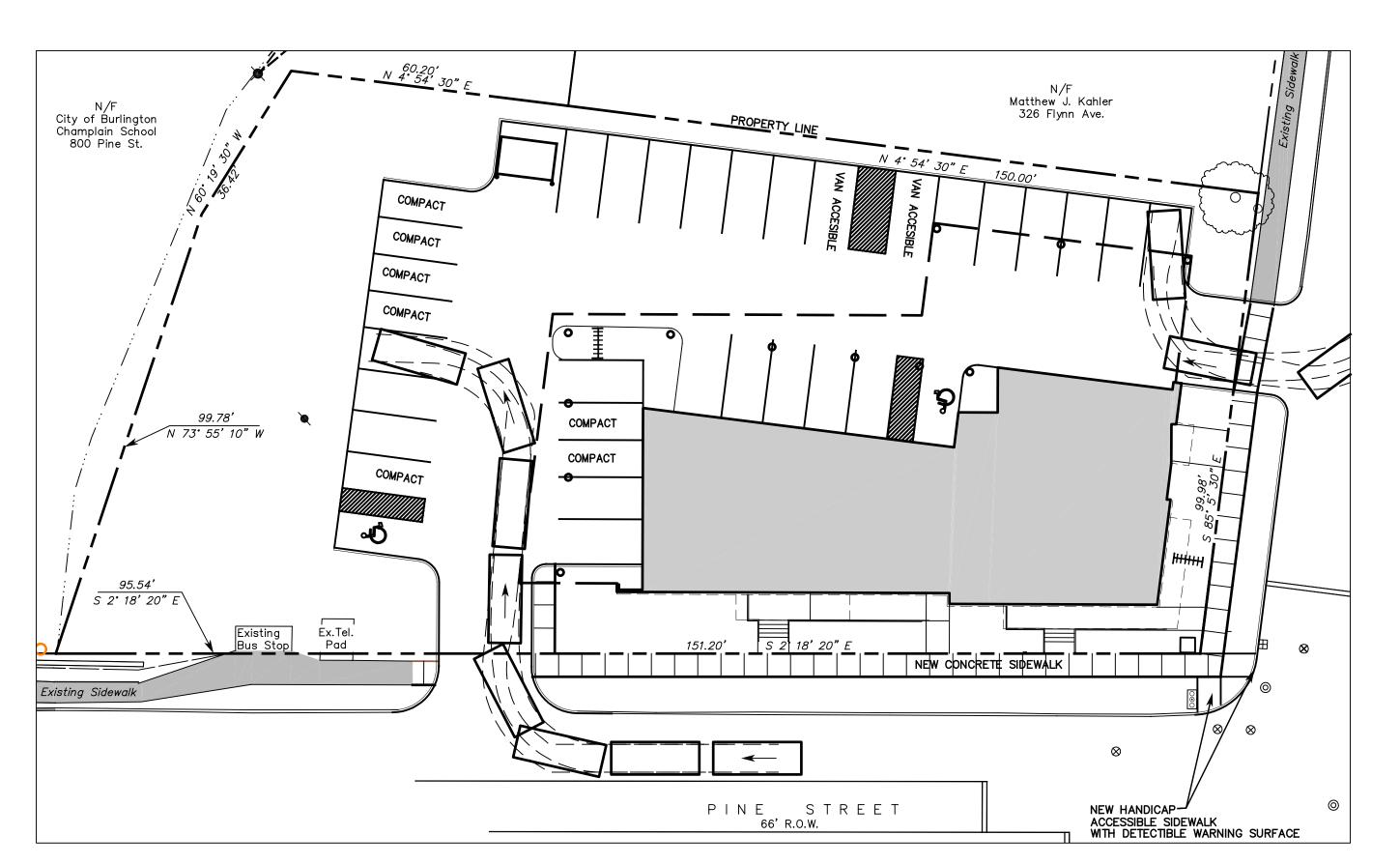


S1

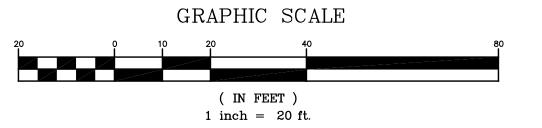




CIRCULATION CUSTOM COMPACT CAR (2014 TOYOTA COROLLA) VEHICLE



CIRCULATION FOR PASSENGER CAR (P) DESIGN VEHICLE



<u>Reference Plans</u>

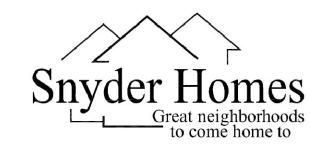
- "Englesby Farm" plan of the former Flynn Estate property by A.R.
 Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of
 the Burlington City Land Records
- "Plat of Survey BCCDH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Slide 419B of the Burlington City Land Records
- 3. "Property Survey Plat G&C Properties, LLC" by Summit Engineering, Inc, dated 11/4/10, last revised 7/14/11
- Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

Owner of Record
G&C Properties, LLC
316 Flynn Ave.
Burlington, Vermont
Tax Map Parcel No. 057-4-066-000
Bk. 1151, Pg. 457
16,420 Sq. Ft. (0.377 Acres)
10,006 SF License From City
Total 26,426 SF (0.474 Acres)

Rec

Location Map

Redstone



4076 Shelburne Road, Suite 6 Shelburne, Vermont 05482 p 802.985.5722 - f 802.497.0701 www.SnyderHomesVT.com

CLIENT

PINE & FLYNN

DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN BURLINGTON, VERMONT

OWNER

G & C PROPERTIES BURLINGTON, VERMONT TEL: 802 343 6789

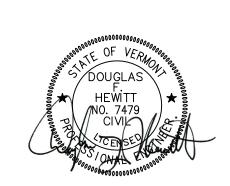
CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING, INC
Engineers + Surveyors + Planners + Landscape Architects

1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658–5588

STAMP



Issue Date
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Project No. 8163 Drawn ByBEG/DFH Date 6/29/2016 Scale 1"=20"

Drawing No.

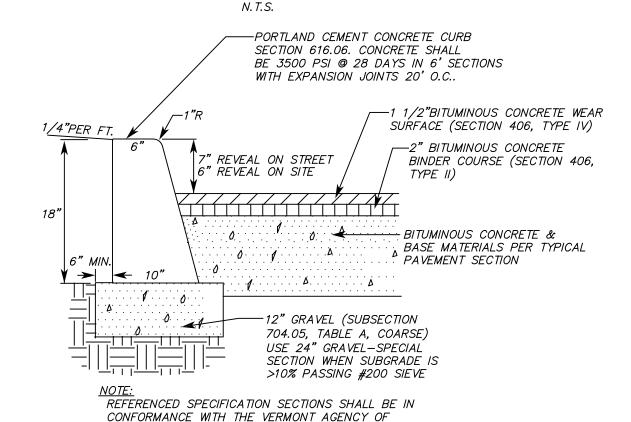
SSP

R\F—Drive(server)\CAD\8163\CAD\SO1R03.dwg, Site Circ Plan, 6/29/2016 9:2

SUBBASE AND BASE LAYERS SHALL BE COMPACTED TO MIN. 95% STANDARD PROCTOR IN 6" LIFTS. ALL MATERIALS SHALL CONFORM TO VT. AOT STANDARD SPECIFICATIONS FOR CONSTRUCTION 2011 ED.

*SECTION TO BE USED WHERE RECLAIM IS NOT ADEQUATE

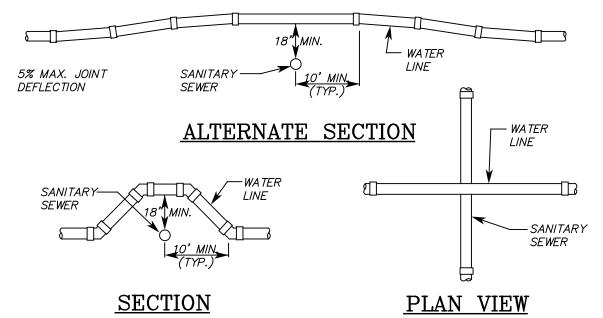
TYPICAL PAVEMENT SECTION



CURB AND PAVEMENT TYPICAL

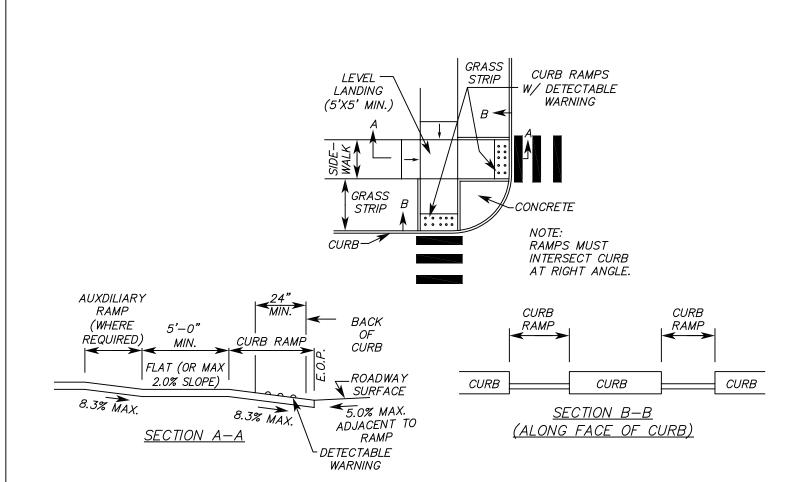
TRANSPORTATION STANDARD SPECIFICATION FOR

CONSTRUCTION, CURRENT EDITION.

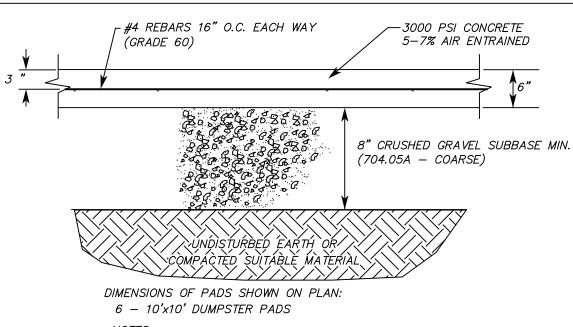


NOTES:
THE CROSSING SHALL BE ARRANGED AS SHOWN SO THAT THE SEWER JOINTS ARE AS FAR AS POSSIBLE AND EQUIDISTANT FROM THE POINT OF INTERSECTION. PROVIDE PIPE FITTING RESTRAINTS AND BLOCKING AS NECESSARY.

WATER/SEWER CROSSING TYPICAL

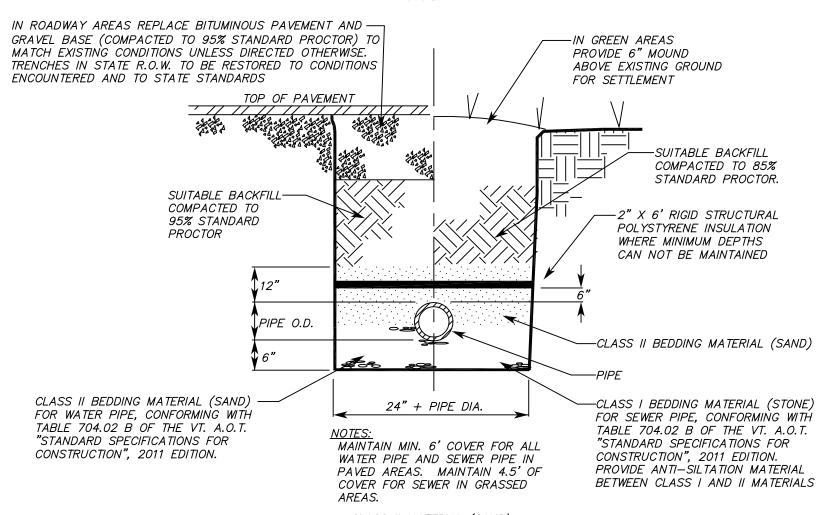


SIDEWALK RAMP DETAIL



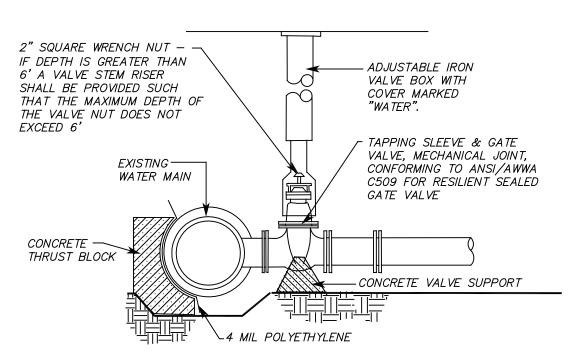
SUBBASE AND BASE LAYERS SHALL BE COMPACTED TO MIN. 95% PROCTOR IN 6" LIFTS. ALL MATERIALS SHALL CONFORM TO VT. AOT STANDARD SPECIFICATIONS FOR CONSTRUCTION 1990 ED.

TYPICAL DUMPSTER PAD



CL<u>ASS II MATERIAL (SAND)</u> SHALL COMPLY WITH THE FOLLOWING GRADATION REQUIREMENTS: U.S. SIEVE SIZE PERCENT PASSING
NO. 4 100 NO. 100 0-30

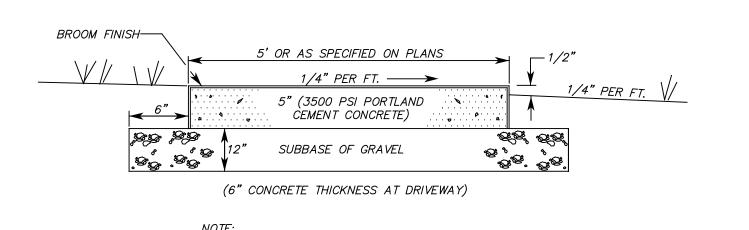
TRENCH TYPICAL



NOTE: TAPPING SLEEVE SHALL BE OF THE SPLIT SLEEVE DESIGN CONSTRUCTED WITH TWO SOLID HALF-SLEEVES BOLTED TOGETHER. SLEEVES SHALL BE CONSTRUCTED OF CAST IRON OR DUCTILE IRON, SHALL HAVE A WORKING PRESSURE OF AT LEAST OF 150 PSI, AND SHALL HAVE MECHANICAL JOINT ENDS WITH END AND SIDE GASKET SEALS. SLEEVES SHALL BE PROVIDED WITH A 3/4" NPT TEST PLUG. ALL BOLTS AND NUTS FOR MECHANICAL JOINTS AND TAPPING SLEEVES SHALL CONFORM TO ANSI/AWWA C111/A21.11 AND BE CLEAN AND COATED WITH A RUST-RESISTANT LUBRICANT WITH THEIR SURFACES FREE OF OBJECTIONABLE PROTRUSIONS. ALL BOLTS AND NUTS AFTER TIGHTENING SHALL BE BRUSH COATED WITH BITUMASTIC COLD-APPLIED MATERIAL

TAPPING VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. THE INLET FLANGES SHALL BE CLASS 125 CONFORMING TO ANSI B16.1 OF ANSI/AWWA C110/A21.10 AND OUTLET CONNECTION SHALL BE STANDARDIZED MECHANICAL JOINT.

TAPPING SLEEVE AND VALVE

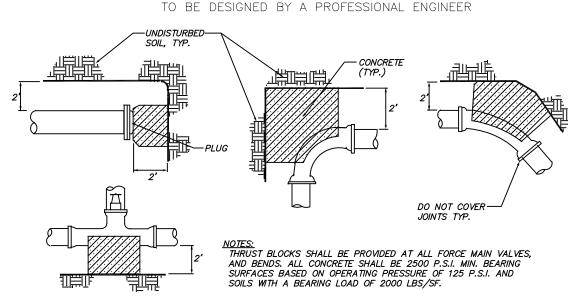


SIDEWALK TYPICAL

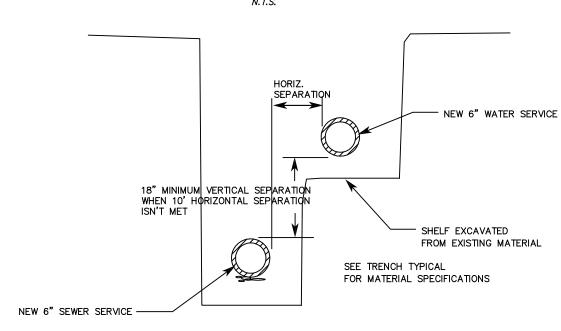
CONSTRUCT EXPANSION & CONTRACTION JOINTS EVERY 20' WITH DUMMY JOINTS EVERY 5'.

SOUND SHALE CEMENTED GRAV 4.000 COARSE & FINE COMPACT SAND 3,000 2,000 SOFT CLAY 3.0 | 4.5 | 2.5 | MAXIMUM WATER PRESSURE = 300 PSI NOTE: REDUCER BEARING AREA = 45° BEND, LARGER PIPE

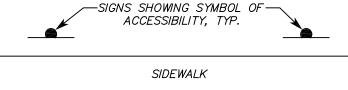
NOTE: THURST BLOCKS ON PIPE LARGER THAN 16" DIA. ARE

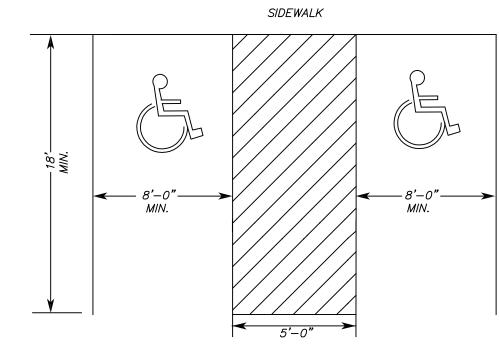


THRUST BLOCK TYPICALS



WATER AND SEWER IN SAME TRENCH





8'-0" FOR VAN ACCESSIBLE NOTES:

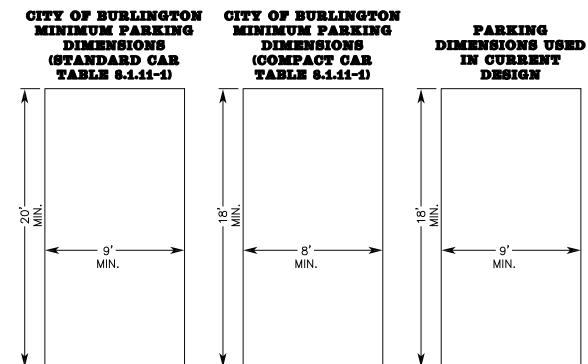
1.) BITUMINOUS CONCRETE RAMP SHALL MEET TOP OF SIDEWALK CURB.

2.) HANDICAP SYMBOL SHALL BE CENTERED IN PARKING

3.) HANDICAP RAMP SHALL BE STRIPED AND TEXTURED IN CONFORMANCE WITH VTRANS STD C-3A & C3B 4.) HANDICAP RAMP SLOPE SHALL NOT EXCEED 8.3%.

HANDICAP PAVEMENT MARKING DETAIL

N. T. S.



PARKING DIMENSIONS

WATER LINE INSTALLATION AND TESTING

1. BEFORE CONSTRUCTION OF ANY UTILITIES OR IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL WATER DEPARTMENT IN WRITING, OF THEIR INTENT TO PROCEED AND SHALL ARRANGE FOR A MEETING WITH THE DEPT., THE ENGINEER, AND THE CONTRACTOR TO DISCUSS THE PROJECT.

2. ALL WATER MAINS, FITTINGS, APPURTENANCES, AND OTHER MATERIALS AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND TOWN CODES. STANDARDS, AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THESE CONSTRUCTION DETAILS AND SPECIFICATIONS, AND A CODE OR REGULATION, THE DECISION OF THE VERMONT DEPT. OF HEALTH OR THE MUNICIPAL WATER DEPARTMENT SHALL BE BINDING.

3. CONNECTION TO AN EXISTING WATER MAIN SHALL BE DONE BY OR UNDER THE SUPERVISION OF, AND WITH THE APPROVAL OF THE MUNICIPAL WATER DEPARTMENT. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS AND PERMISSION TO MAKE THE CONNECTION AND TO COORDINATE ALL PARTIES INVOLVED IN THE PROCESS. THE MUNICIPAL WATER DEPARTMENT AND ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE INTENDED CONNECTION

4. ALL WATER MAINS SHALL HAVE AT LEAST A TEN (10) FOOT SEPARATION HORIZONTALLY FROM SANITARY SEWERS.

5. ALL PUBLIC AND PRIVATE WATER MAINS: 1) 4" OR GREATER SHALL BE DUCTILE IRON, MINIMUM CLASS 52, DOUBLE CEMENT LINED, MECHANICAL OR PUSH ON JOINT PIPE. 2) LESS THAN 4" IN DIAMETER SHALL BE TYPE K COPPER.

6. ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON, (AWWA C-110) CEMENT-LINED. WATER LINES LESS THAN 4" IN DIAMETER FITTINGS (OTHER THAN VALVES), SHALL BE BRASS.

7. ALL BURIED GATE VALVES SHALL CONFORM TO AWWA C-500 OR C-509 AND BE 150 LB. IRON BODY, BRONZE MOUNTED RESILIENT WEDGE TYPE. ALL GATE VALVES SHALL HAVE ADJUSTABLE IRON VALVE BOXES EXTENDING TO THE FINISHED GRADE (SEE TYPICAL DETAILS).

8. ALL WATER LINES AND APPURTENANCES SHALL BE PRESSURE AND LEAK TESTED BEFORE BEING PLACED INTO SERVICE, ACCORDING TO AWWA STANDARD C-651. THE TEST PRESSURE SHALL BE 200 PSI (+/- 5PSI), MEASURED AT OR NEAR THE HIGH POINT IN THE PÓRTION OF THE SYSTEM BEING TESTED, AND THE TEST SHALL BE RUN FOR TWO (2) HOURS. THE MUNICIPAL WATER DEPARTMENT AND THE ENGINEER SHALL BE GIVEN AT LEAST FORTY-EIGHT (48) HOURS NOTICE BEFORE THE TEST IS TO BE CONDUCTED, AND THÉ MUNICIPAL WATER DEPARTMENT PERSONNEL SHALL WITNESS THE TEST. ALLOWABLE LEAKAGE SHALL BE COMPUTED BY ONE OF THE FOLLOWING FORMULAS, THE CHOICE TO BE MADE BY THE MUNICIPAL WATER DEPARTMENT:

1) $L = (SxDx\sqrt{P}/133200 \text{ WHERE}; L = NUMBER OF GALS.)$ ALLOWED LEAKAGE PER HOUR, S = LENGTH OF PIPE TESTED IN FEET, D = INCHES OF PIPE DIAMETER, P = AVERAGE TEST

PRESSURE (PSI GAUGE). 2) $Q = (NxDx\sqrt{P}/3700 \text{ WHERE}; Q = NUMBER OF GALS.}$ ALLOWED LEÁKAGE IN TWO (2) HOURS, N = NUMBER OF JOINTS, D = INCHES OF PIPE DIAMETER, P = TEST PRESSURE (PSI). THE PERSON(S) CONDUCTING THE TEST(S) SHALL, IN WRITING, CERTIFY THE RESULTS TO THE MUNICIPAL WATER DEPARTMENT.

9. ALL WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-601, OR AS DIRECTED BY THE MUNICIPAL WATER DEPARTMENT BEFORE BEING PUT INTO SERVICE. THE CONTRACTOR SHALL INSTALL A 1" DIAMETER TAP IN THE WATER MAIN FOR CHLORINE INJECTION. THE TAP SHALL BE LOCATED AS DIRECTED BY THE MUNICIPAL WATER DEPARTMENT. DISINFECTION SHALL BE ACCOMPLISHED BY INTRODUCING A CONCENTRATION OF 50 PARTS PER MILLION (PPM) OF AVAILABLE CHLORINE INTO A RECENTLY FLUSHED MAIN. THE DISINFECTING SOLUTION, AFTER REMAINING IN THE WATER MAIN FOR 24 HOURS, SHALL HAVE A CONCENTRATION OF AT LEAST 25 PPM OF CHLORINE. THE PERSON(S) RESPONSIBLE FOR DISINFECTION SHALL REPORT IN WRITING, TO THE MUNICIPAL WATER DEPARTMENT AND VERMONT DEPT. OF HEALTH, THAT THIS DISINFECTION PROCEDURE WAS FOLLOWED AN THE REQUIRED MINIMUM RESULTS WERE OBTAINED. ACTUAL SAMPLING SHALL BE PERFORMED BY THE MUNICIPAL WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAMPLING AND

SEWER CONSTRUCTION AND TESTING NOTES

1. All sewer pipe shall be PVC SDR 35 gravity sewer pipe manufactured in conformance with ASTM D 3034 (4" to 16") and installed in conformance with ASTM recommended practice D2321. Joints, fittings, and accessories shall also conform to the appropriate specifications for PVC pipe size.

2. Install sewer pipe in conformance with the engineering plans and specifications and manufacturer's recommendations. PVC gravity sewer pipe shall be furnished in the longest nominal lengths available from the manufacturer. The jointing procedure shall conform with the manufacturer's recommendations as outlined. Gaskets used in joining PVC sewer pipe shall conform to the requirements of ASTM F477.

3. Pipe shall be laid accurately to line and grade. Bedding in earth shall be a minimum of 6" below the outside of the pipe barrel. Bedding shall extend up to the spring line. Material around and to a height of 1' above the pipe shall be sand backfilled. Bedding and sand cushion shall be compacted by mechanical tamping in 1

4. Pipe shall be laid with the spigot ends pointing in the direction of flow, and on a dry bedding. Completed pipelines shall be free from offsets or deviations from line and grade when examined with lights or mirrors. Visible leaks, broken pipes, etc., shall be repaired. Pipe shall be plugged with a water tight plug at night or when work is suspended. Sewers shall not be used to carry groundwater from the trench. The Contractor shall clean all soil deposits and other debris from sewers at the

completion of the work.

5. A tee or wye branch shall be provided for each new or existing service, together with 4 inch SDR 35 PVC line sufficient to connect to the building services. Connections shall be made by the Contractor. All adapters, caulking and necessary connectors shall be provided to make satisfactory and leak-proof connections.

6. Any service connections shall be 4 inch SDR 35 PVC and shall be constructed in a location to be determined by the Engineer. The service connection shall be 6' below existing grade unless otherwise indicated on the plans or as directed by the Engineer. The end shall be located by two intersecting ties by the Engineer before being backfilled and shall be marked with a 2" by 4" board coated with preservative extending from the connection invert to 6" below existing grade and with metal tape or a metal marker suitable for detection with a metal detector.

7. Manholes shall be constructed at the locations, to the elevations, and in accordance with notes and details shown on the drawings as well as the standard details.

A. Pre-cast bases shall be placed on a 6" layer of compacted bedding material. The excavation shall be properly dewatered while placing bedding material and setting the base or pouring concrete. Water stops shall be used at the horizontal joint of poured—in—place manholes.

B. Inlet and outlet stubs shall be connected and sealed in accordance with the manufacturer's recommended procedure, and shown on the typical sections, or cast integrally with the poured base.

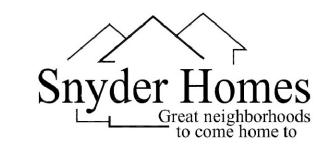
C. Barrel sections and cones of the appropriate combination of heights shall then be placed, using manufacturer's recommended procedures for sealing the horizontal joints, and as shown on the typical sections.

D. A leakage test shall be made on all sanitary manholes prior to building manhole

E. The frame and cover shall be placed on the top to prevent accidental entry of unauthorized persons, children, animals, etc., until the Contractor is ready to make final adjustment to grade.

F. Manholes shall be backfilled evenly in layers with suitable backfill material and compacted to achieve 95% maximum density.

G. Connections to existing manholes shall be made so as not to damage the structure. The openings shall be mortared full and watertight after the new pipe is installed. The inverts shall be modified as directed to accommodate flow from the new pipe.



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CLIENT

PINE & FLYNN DEVELOPMENT

LOCATION 316 FLYNN AVE (CORNER OF PINE & FLYNN

BURLINGTON, VERMONT

TEL: 802 343 6789

BURLINGTON, VERMONT

OWNER G & C PROPERTIES

CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING, INC 1233 Shelburne Road C2 South Burlington, VT 05403 (802) 658-5588

STAMP



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Project		

SITE DETAILS Project No. 8163 Drawn By BEG Date 6/29/15 Scale N.T.S.

Drawing No.









4076 Shelburne Road, Suite 6 Shelburne, Vermont 05482 p 802.985.5722 - f 802.497.0701 www.SnyderHomesVT.com PINE & FLYNN DEVELOPMENT

PROPOSED ELEVATIONS scale 1/8" 1'-0"

A-1







